



# *City of Granite City*

Inspection Department 2000 Edison, Ground Floor Granite City, IL 62040 Phone:(618) 452-6218 Fax:(618) 452-6246

## ***Plan Commission Minutes***

***April 4, 2013***

### **CALL TO ORDER**

The Chairman, John Janek, called the meeting of the Plan Commission to Order on Thursday, April 4, 2013, at 7:00 PM.

### **PLEDGE**

The Pledge of Allegiance was recited.

### **SWEAR-IN**

The Petitioner /Audience swear-in was delayed because the Petitioner had not yet arrived at the time of call to Order.

**MOTION** by Mike Spanberger and seconded by Andy Mathes to table the Petition by Apostle Ariette Williams until next month; unless she is here to present her petition within ten minutes. Roll Call vote. All ayes. Motion carried by unanimous consent.

### **ATTENDANCE/ROLL CALL**

Members Present: John Janek, Mark Davis, Jack Taylor, Don Luddeke, Frank Greathouse, Mary Jo Akeman, Peggy Cunningham, Michael Spanberger and Andy Mathes. Also present: Zoning Administrator Steve Willaredt. Excused absences: Shirley Howard and Jim Smith.

### **MINUTES/AGENDA**

A Motion to approve the Minutes from the previous meeting (December 6, 2012) was made by Mark Davis and seconded by Jack Taylor. Voice vote. All ayes. Motion carried.

A Motion to approve this evening's Agenda was made by Jack Taylor and seconded by Mary Jo Akeman. Voice vote. All ayes. Motion carried.

### **CHAIR COMMENTS**

The Chair stated the Plan Commission would wait for period of ten Minutes for the Petitioner to arrive.

### **COUNCIL REPORT**

The Zoning Administrator stated there is no report from Council, however, said the Petition by Cheapies Tires was approved and the Petition for EventLine was denied.

### **UNFINISHED BUSINESS**

The Zoning Administrator distributed copies of changes and/or additions to Articles 2, 5, 12 and 15; to be incorporated into Ordinance #3818.

### **REVIEW**

A review of the draft prepared by Assistant City Attorney, Laura Andrews, was introduced. The Zoning Administrator stated the draft references Jon Ferry's **Design and Appearance Standards** which he (Jon Ferry) recommends be incorporated into Article 3 of City Ordinance Code #3818.

The Zoning Administrator suggested the Commission take a look at the draft; offer comments and/or suggestions then table the recommendation for next meeting when the Assistant Attorney and Jon Ferry are present to answer questions or concerns. Discussion followed.

Jack Taylor voiced concern regarding regulations for use of sheet metal on exterior walls (page 3, #2, section- a), stating Granite City is a steel town.

Mike Spanberger suggested some of the requirements which he has read appear to be too restrictive.

Mark Davis questioned the Hedge/Fencing requirements, reasoning a six foot evergreen hedge on a property line may be difficult to achieve. Vine coverage, or an evergreen hedge of that height requires plenty of time to grow. Also wording such as, "as determined by a landscaping architect", may be considered a detriment to property owners.

**MOTION** to table any recommendation for the draft, Design and Appearance Standards, until the next meeting was made by Mark Davis and seconded by Peggy Cunningham. Voice vote. All ayes. Motion carried by unanimous consent.

**PETITIONER:**           **Apostle Ariette Williams**  
                              **823 Niedringhaus Avenue**  
                              **Parcel: 22-2-19-24-05-102-016**

Ariette Williams introduced herself and stated her address is 4300 Gano, St. Louis, Missouri. Her Petition is a request to open a business very similar to the former Cat's Meow, located at the same Address, on the corner of Niedringhaus and Maple.

She displayed some of the items (brass and glassware) stating the business would include not only a thrift shop, but also vintage and antique items. Mary Jo Akeman asked if she had an idea of the percentage of thrift shop items and vintage; Ms. Williams response was 50 /50. When asked the name of the shop, the Petitioner answered. "The Oil".

The Zoning Administrator reported under the new Article 12 (distributed this evening) the Petitioner's business fits the requirements and is a permitted use in the Lincoln Place Planned Unit Development district.

The Checklist was completed with responses as follows:

- a. Hours of Operation limited to: 8:00 AM to 6:00 PM
- b). Days of operation: 6 days per week – Monday thru Saturday
- c). Signage limited to: According to Granite City Sign Ordinance and with approval of the Zoning Administrator: Flush Mount and Sandwich Board; not to obstruct sidewalks.
- d). Screening required: N/A
- e). Additional parking required: N/A
- f). Any additional exterior lighting permitted? None required
- g). Is there a need to address storm water run-off? N/A
- h). Does permit expire with change of ownership and/or use? Yes
- i). Is re-application necessary to intensify use? Yes
- j). Shall the Zoning Administrator have the right to bring back the permit for review, if at any time, he finds the stated intent of the permit has not been followed or the business has become a nuisance? Yes
- k). Additional requirements: None

**MOTION** by Andy Mathes and seconded by Don Luddeke to grant approval of the Petition and allow a Thrift Shop with some vintage and antique items. Roll call vote. All ayes. Motion carried by unanimous consent.

The Chair advised the Petitioner, the Plan Commission is a recommending body to the City Council and the Council will make the final determination at their next meeting scheduled for Tuesday, April 16, 2013.

No further business.

Motion to adjourn by Jack Taylor and seconded by Frank Greathouse. Motion carried.

Respectfully submitted by,  
*Barbara Hawkins*  
Recording Secretary  
Plan Commission

**PLAN COMMISSION ADVISORY REPORT**

**Hearing Date: April 4, 2013**

**PETITIONER: Ariette Williams  
823 Niedringhaus Avenue  
Parcel ID: 22-2-19-24-05-102-016**

**MOTION by Andy Mathes and seconded by Don Luddeke to grant approval of the Petition and allow a thrift shop with some vintage / antique items with restrictions as follows:**

- a). Hours of Operation limited to: 8:00 AM to 6:00 PM
- b). Days of operation: 7 days per week – Monday thru Saturday
- c). Signage limited to: Compliance with Granite City Sign Ordinance and approval by the Zoning Administrator
- d). Screening required: N/A
- e). Additional parking required: No
- f). Any additional exterior lighting permitted? None required
- g). Is there a need to address storm water run-off? No
- h). Does permit expire with change of ownership and/or use? Yes
- i). Is re-application necessary to intensify use? Yes
- j). Shall the Zoning Administrator have the right to bring back the permit for review, if at any time, he finds the stated intent of the permit has not been followed or the business has become a nuisance? Yes
- k). Additional requirements: None

**ROLL CALL VOTE**

<b>John Janek</b>	<b>Yes</b>
<b>Mark Davis</b>	<b>Yes</b>
<b>Jack Taylor</b>	<b>Yes</b>
<b>Don Luddeke</b>	<b>Yes</b>
<b>Frank Greathouse</b>	<b>Yes</b>
<b>Mary Jo Akeman</b>	<b>Yes</b>
<b>Peggy Cunningham</b>	<b>Yes</b>
<b>Mike Spanberger</b>	<b>Yes</b>
<b>Andy Mathes</b>	<b>Yes</b>

**All ayes. Motion carried by unanimous consent.**

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